082.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	591,100 / 591,100
					USE VALUE:	591,100 / 591,100
					ASSESSED:	591,100 / 591,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAROFANO ERIC M
Owner 2:	DEPARDIEU KATHERINE M
Owner 3:	
Street 1:	5 BLOSSOM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STANG DEBORAH J/ TRUSTEE -
Owner 2:	DEBORAH J STANG TRUST- 2019 -
Street 1:	5 BLOSSOM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,238 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 1139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4238.000	208,100		383,000	591,100
Total Card	0.097	208,100		383,000	591,100
Total Parcel	0.097	208,100		383,000	591,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.78 | /Parcel: 518.7

Legal Description

User Acct 50660

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0003.0

!6629!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,200	0	4,238.	383,000	591,200	591,200	Year End Roll	12/18/2019
2019	101	FV	189,400	0	4,238.	377,500	566,900	566,900	Year End Roll	1/3/2019
2018	101	FV	189,400	0	4,238.	290,000	479,400	479,400	Year End Roll	12/20/2017
2017	101	FV	189,400	0	4,238.	273,600	463,000	463,000	Year End Roll	1/3/2017
2016	101	FV	189,400	0	4,238.	251,700	441,100	441,100	Year End	1/4/2016
2015	101	FV	178,600	0	4,238.	235,300	413,900	413,900	Year End Roll	12/11/2014
2014	101	FV	178,600	0	4,238.	216,700	395,300	395,300	Year End Roll	12/16/2013
2013	101	FV	178,600	0	4,238.	216,700	395,300	395,300		12/13/2012

PRINT

Date	Time
12/10/20	21:22:55

LAST REV

Date	Time
09/17/20	08:12:49

jorourke

6629

USER DEFINED

Prior Id # 1:	50660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANG DEBORAH J	75244-150	1	7/29/2020		649,000	No	No		
STANG DEBORAH J	74211-358	1	2/28/2020	Convenience	99	No	No		
GARCIA KHRISTOF	64763-306		1/7/2015		475,000	No	No		
SPADAFORA JOHN	58264-194		1/10/2012		396,500	No	No		
KREIMEYER RODER	26176-115		3/28/1996		196,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2018	998	Redo Bat	10,000	C				
7/12/2018	947	Inter-De	50	C				
6/5/2001	396	Re-Roof	4,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
10/20/2018	MEAS&NOTICE	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
2/26/2009	Measured	189	PATRIOT
11/22/2000	Measured	277	PATRIOT
2/24/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4238		Sq. Ft.	Site		0	70.	1.29	6									382,997						383,000	

Total AC/HA: 0.09729 | Total SF/SM: 4238 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,997 | Spl Credit | Total: 383,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299438
Depreciation:	92826
Depreciated Total:	206612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

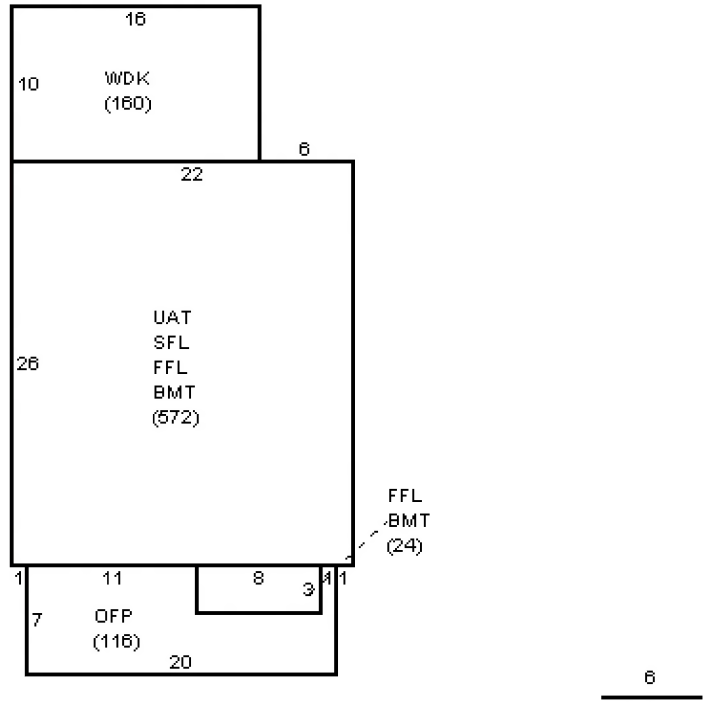
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.75
Special Features:	1500	Val/Su Net:	96.61
Final Total:	208100	Val/Su SzAd	182.64

SKETCH



SUB AREA

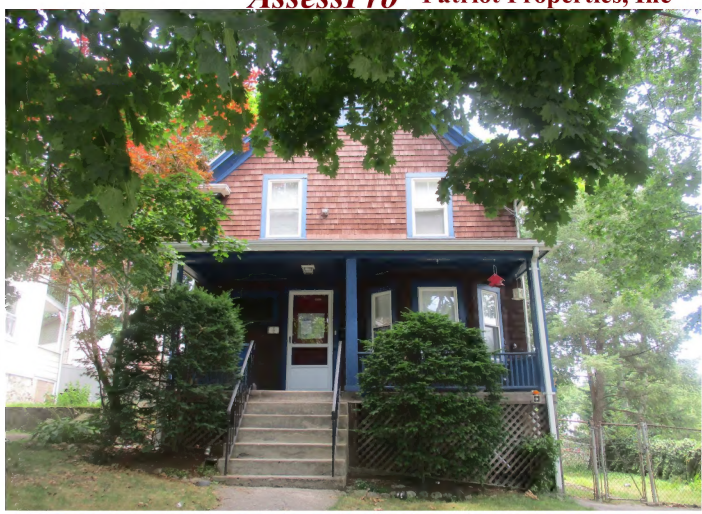
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	596	52.120	31,066
FFL	First Floor	596	173.740	103,552
SFL	Second Floor	543	173.750	94,413
WDK	Deck	160	12.130	1,940
UAT	Upper Attic	143	69.500	9,938
OFP	Open Porch	116	30.420	3,528
	Net Sketched Area:	2,154	Total:	244,437
Size Ad	1139.3999	Gross Are	2612	FinArea 1139

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	1990	500.00	T	23.2	101			1,500			1,500
2	Frame Shed	D	Y	1	10X8	A	AV	1930	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:	1,500	Total:	1,500
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